

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: April 28, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, April 28, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS**:

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed):**

1. S-17-2005 Property located at 100 Commercial Street, an application to subdivide property to create a non-buildable lot containing approx. 2,643 sq. ft. – City of Manchester for Hearst, Argyle Properties, Inc.
2. SP-04-2005 Property located at 101 Maple Street, an application for site plan approval for the construction of nine (9) townhouse dwelling units – John Faneros & Robert Draper, Jr.
3. SP-05-2005 Property located at 55 Commercial Street, an application for site plan approval for construction of a parking lot – Langer Place, Inc.
4. SP-08-2005 Property located at 227 Londonderry Turnpike, an application for site plan approval for conversion of a church to a day care facility, with on-site parking – MBA, LLC (Alpha Bits Learning Center)
5. CU-08-2005 Property located at 227 Londonderry Turnpike, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate a church – Alpha-Bits Learning Center
6. SP-12-2005 Property located at 425-431 Lake Avenue, an application for site plan approval for the construction of a 3,000 sq. ft. convenience store with gasoline sales – John Ragonese



7. CU -12-2005 Property located at 425-431 Lake Avenue, an application for a conditional use permit to install gasoline pumps, with development of a convenience store – John Ragonese
8. CU-10-2005 Property located at 215 Lake Avenue & 389 Union Street, an application for a conditional use permit to convert an apartment building into a 60 unit boarding house – Formosa Co., LLC
9. CU-11-2005 Property located at 215 Lake Avenue & 389 Union Street, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate a 60 unit boarding house – Formosa Co., LLC
10. CU-13-2005 Property located at 163 Lake Avenue, an application for a conditional use permit to convert a portion of a building as an indoor health and fitness gym – Raymond Blondeau

**LIMITED BUSINESS MEETING (Current Items):**

11. S-17-2005 Property located at 100 Commercial Street, an application to subdivide property to create a non-buildable lot containing approx. 2,643 sq. ft. – City of Manchester for Hearst, Argyle Properties, Inc.
  12. SP-05-2005 Property located at 55 Commercial Street, an application for site plan approval for construction of a parking lot – Langer Place, Inc
  13. CU-08-2005 Property located at 227 Londonderry Turnpike, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate a church – Alpha-Bits Learning Center
  14. SP-08-2005 Property located at 227 Londonderry Turnpike, an application for site plan approval for conversion of a church to a day care facility, with on-site parking – MBA, LLC (Alpha Bits Learning Center)
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**II. REGULAR BUSINESS MEETING :**

**(Staff reports to be distributed at meeting, if available)**

15. Approval of Minutes of Meetings held on March 10, 2005 and March 24, 2005.

**A. Tabled Items:**

16. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC  
**Public Hearing Held: 11/04/2004, 01/13/2005 & 02/10/2005**  
**Extended Deadline: 05/12/2005**



17. S-11-2005 Property located at 972 & 988 Mammoth Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Robert & Patricia Bouchard & The Warren Irrevocable Trust  
**Public Hearing: 03/10/2005**  
**Statutory Deadline: 05/12/2005**
18. PD-01-2005 Property located at 972 Mammoth Road, an application to create a planned development by the construction of eight (8) single family dwellings – Robert & Patricia Bouchard  
**Public Hearing: 03/10/2005 & 04/14/2005**  
**Statutory Deadline: 05/12/2005**
19. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval for a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association  
**Public Hearing Held: 10/14/2004**  
**Extended Deadline: 05/12/2005**

**B. Current Items:**

20. S-09-2005 Property located at 192 Arah Street, an application to consolidate two lots and subdivide into three lots – George P. & Becky M. Kollinos and Beck's Custom Homes, Inc.  
**Public Hearing Held: 04/14/2005**  
**Statutory Deadline: 06/09/2005**
21. S-16-2005 Property located at 400 Gay Street, an application to subdivide property to create  
public street right-of-way, and discontinue a portion of public right-of-way – BCS Real Estate Holdings, Inc.  
**Public Hearing Held: 04/14/2005**  
**Statutory Deadline: 06/09/2005**
22. SP-11-2005 Property located at 400 Gay Street, an application for site plan approval for the construction of an 18,000 sq. ft. building addition for office space to a manufacturing building – BCS Real Estate Holdings, Inc.  
**Public Hearing Held: 04/14/2005**  
**Statutory Deadline: 06/09/2005**
23. SP-06-2005 Property located at 21 North Main Street, an application for site plan approval for the construction of a 2,549 sq. ft. convenience store with gas pumps – Cumberland Farms, Inc.  
**Public Hearing Held: 04/14/2005**  
**Statutory Deadline: 06/09/2005**



24.    SP-03-2002    Property located at 1791 Bodwell Road, an application to revise an approved  
     PD-03-2002    planned development/site plan application by adding new parking spaces –  
                     William Socha  
                     **Public Hearing Held: 04/14/2005**  
                     **Statutory Deadline: 06/09/2005**

**C.    OTHER BUSINESS ITEMS:**

25.    Request for review of modifications to building elevations for Riverwalk Place townhouses  
     (PD-01-2004)
26.    Review of proposed modifications to Site Plan Review Regulations (draft lighting reg's.)
27.    Any other business items from Staff or Board.